



TO LET

Retail/leisure unit

9,450 sq.ft

(878 sq.m)

6 and 7 Cwmbran Leisure, Cwmbran, NP44 1QS

- First floor and ground floor entrance (with lift) retail/leisure unit
- Cwmbran Leisure is the dominant leisure facility in the Gwent Valley
- 3,500 free car parking spaces

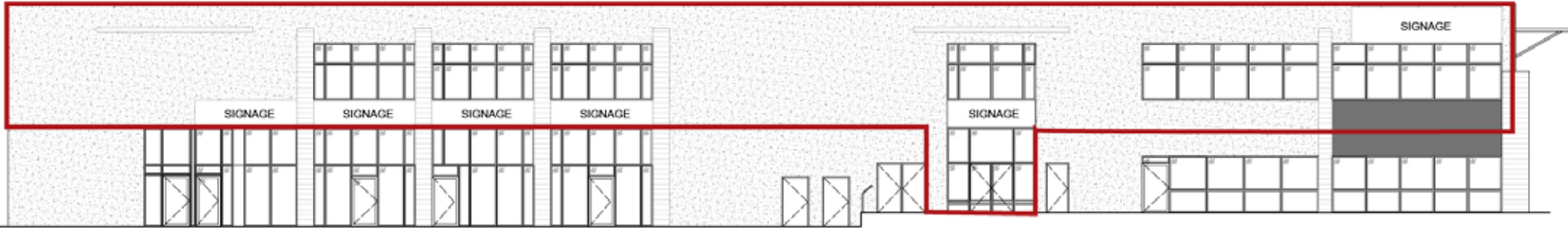
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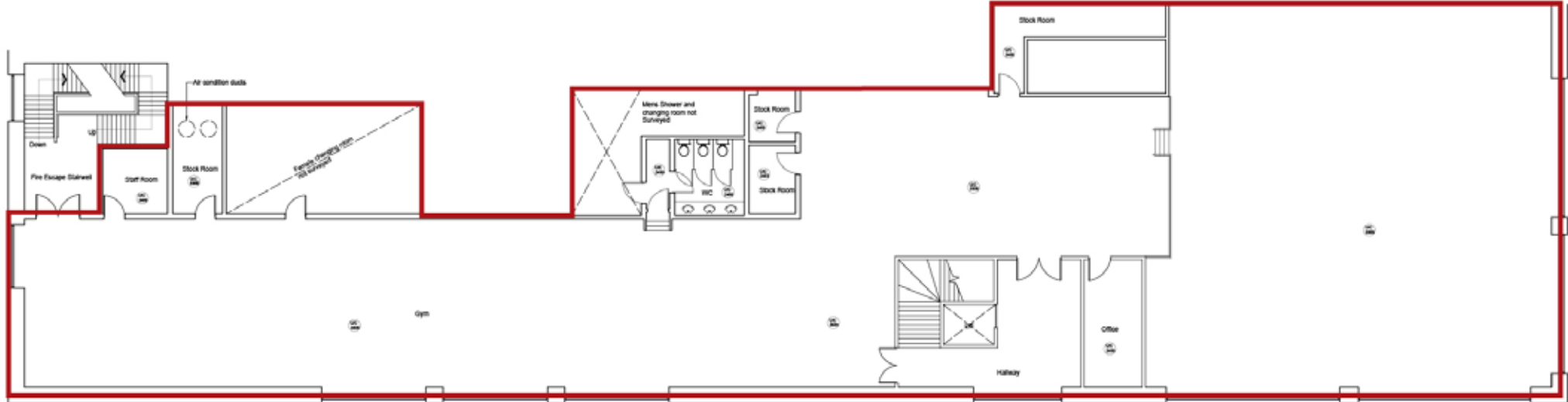
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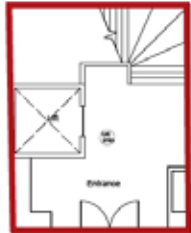
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Front Elevation



First Floor Plan - 9410 Sq Ft



Ground Floor Plan - 2174 Sq Ft



6 and 7 Cwmbran Leisure, Cwmbran, NP44 1QS

Areas (approx. GIA)	Sq.ft	Sq.m
First Floor	9,450	878
TOTAL	9,450	878

Description

The unit is located in the dominant leisure facility in Cwmbran.

Cwmbran Leisure is anchored by Hollywood Bowl Vue Cinema, alongside an array of national and local F&B offerings. the adjacent Cwmbran Centre provides 3,000 free car parking spaces.

Rent

£60,000 per annum exclusive.

Rates

Rateable Value £61,000. Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Services

The unit has electricity connected.



Service Charge & Insurance

This unit participates in a service charge of £22,974 per annum. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location

Cwmbran is located around 7 miles north of Newport and 16 miles north-east of Cardiff Junctions 26 and 25a of the M4 motorway are within 4 miles. Cwmbran Leisure lies between the town's main bus and railway station next to Cwmbran Shopping Centre. A pedestrianised bridge links both Morrisons and the railway station direct to the scheme.

Viewing

Strictly via prior appointment with the appointed agents:



Phillip Morris 07779 666210
pvm@ejhales.co.uk

Philip Gwyther 07775 910994
philip@ejhales.co.uk

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**0117 990
2200**

searchlcp.co.uk



Alex Williams 07741 951843
AWilliams@lcpproperties.co.uk

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